



Guidelines for Guest Houses

Detached guest houses and attached accessory living quarters (both of which are more commonly known as “mother-in-law quarters” or “granny flats”) are permitted in most areas of Coconino County. **Both are for family or guests only, and may not be rented.**

A guest house is a dwelling unit that is ***not attached to the main dwelling unit.*** (*See reverse for guidelines for accessory living quarters.*) Guest houses are subject to the following provisions:

- ☐ The property must be in an appropriate zoning district. Contact the Department of Community Development for zoning information.
- ☐ The parcel of land on which the detached guest house will be built must be at least two acres in area.
- ☐ The habitable area of the guest house must be at least 480 square feet (the minimum permitted by the Building Code), but no more than 800 square feet.
- ☐ The size of the guest house is further limited by the size of the main dwelling. The habitable area of the guest house may not exceed 50% of the habitable area of the main dwelling. For example, if the habitable area of the main dwelling is 1,200 square feet, the habitable area of the guest house may not exceed 600 square feet. If the main dwelling is less than 960 square feet, a guest house may not be built.
- ☐ A guest house may be located in a detached garage. The garage area is not counted toward the maximum area of the guest house.
- ☐ The guest house may have a full kitchen.
- ☐ Manufactured homes, mobile homes, and travel trailers may not be used as a guest house.
- ☐ All utilities that serve the guest house (electricity, water, natural gas, etc.) must be on the same meter as the main dwelling unit.
- ☐ The guest house has to be located at least ten (10) feet, but not more than sixty (60) feet from the main dwelling. The maximum distance is measured from habitable space to habitable space only, not from a garage, or a deck, or any other accessory space to habitable space.
- ☐ Prior to obtaining a building permit for a guest house, you must record a deed restriction stating that the guest house will not be rented as a separate dwelling unit. A deed restriction template is available at the Department of Community Development.
- ☐ If you have an existing accessory building that does not meet all of the restrictions noted above (For example, a detached garage that is more than sixty feet from the main dwelling, or larger than the allowable size), you may apply for a conditional use permit to convert the accessory building to a guest house. Approval of the conditional use permit is not guaranteed.



Guidelines for Accessory Living Quarters

Detached guest houses and attached accessory living quarters (both of which are more commonly known as “mother-in-law quarters” or “granny flats”) are permitted in most areas of Coconino County. **Both are for family or guests only, and may not be rented.**

Accessory living quarters are dwelling units that are **attached to the main dwelling unit**. (*See reverse for guidelines for guest houses.*) Accessory living quarters are subject to the following provisions:

- ☐ The property must be in an appropriate zoning district. Contact the Department of Community Development for zoning information.
- ☐ There is no minimum parcel size, other than as required for the specific zoning district.
- ☐ The accessory living quarters must be attached to the main dwelling by heated habitable space. Decks, breezeways, long narrow hallways and garages are ***not*** heated habitable space. Check with the Department of Community Development what is or is not acceptable.
- ☐ The habitable area of the accessory living quarters may not exceed 1,000 square feet.
- ☐ The size of the accessory living quarters is further limited by the size of the main dwelling. The habitable area of the accessory living quarters may not exceed 50% of the habitable area of the main dwelling. For example, if the habitable area of the main dwelling is 1,200 square feet, the habitable area of the accessory living quarters may not exceed 600 square feet.
- ☐ The accessory living quarters may have a full kitchen.
- ☐ Manufactured homes, mobile homes, and travel trailers may not be used as accessory living quarters.
- ☐ All utilities that serve the accessory living quarters (electricity, water, natural gas, etc.) must be on the same meter as the main dwelling unit.
- ☐ Prior to obtaining a building permit for accessory living quarters, you must record a deed restriction stating that the accessory living quarters will not be rented as a separate dwelling unit. A deed restriction template is available at the Department of Community Development.